

**Summary**    Lead Appr: \_\_\_\_\_ Clerk: \_\_\_\_\_ **lak 10.15.24**    Lead Clerk: \_\_\_\_\_ Appr: \_\_\_\_\_    Print Date: \_\_\_\_\_

9/20/2024

Acct ID: 129511    MTL: 083W23DC05300P1    Date: 9-30-24    Appr: GM    Prop Class: 019    RMV Prop Class: 019

Situs: 2020 NAVAHO CT SE SALEM, OR 97306    MaSaNh: 16 05 003    Unit: 129511    Year: 2024

Last Date Appraised: 03/19/2019    Appraiser: THERESA SWEARINGEN    Retag: Y N    Tag info:

Owner: CAMPBELL, DEBORAH LOUISE &    Roll Type: MS

Cycle Tag Sales Verification Other: \_\_\_\_\_ Inspection level: 1 2 3 4    LCB TTO INSP NO MS    AV: 23800

RMV Land: 0    RMV Imp: 47680    RMV Total: 47680    MAV: 23800    MSAV: 0    SAV: 0

Comment: SOUTHBROOK M.P., MS SERIAL # 014A270FBK00188, X # X00172085, PERSONAL MS

**Notations**

No notation data available.

**OSDs**

No OSD data available.

**Land**

No land data available.

**Improvements - Residence / Manufactured Structures**

Bldg: 1    Code Area: 24010    Stat Class: 464    Year Blt: 1980    Eff Year Blt: 1980    Sq.Ft: 938    % Complete: 100

Desc: MANUF STRUCT, CLASS 6, 14' WIDE SINGLE    Dimensions: 67x14    RMV: 47680

Func Obsc: 100    Econ %: 100    Other %: 100    Exception: 0    Adjust:    Adjust RMV: 0

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
First Floor	6	Finished	938	2	FB-2	1980	1980	BATH - 2, FP - 1, KIT-, HVAC+, ROOF+, SKIRT	Y N

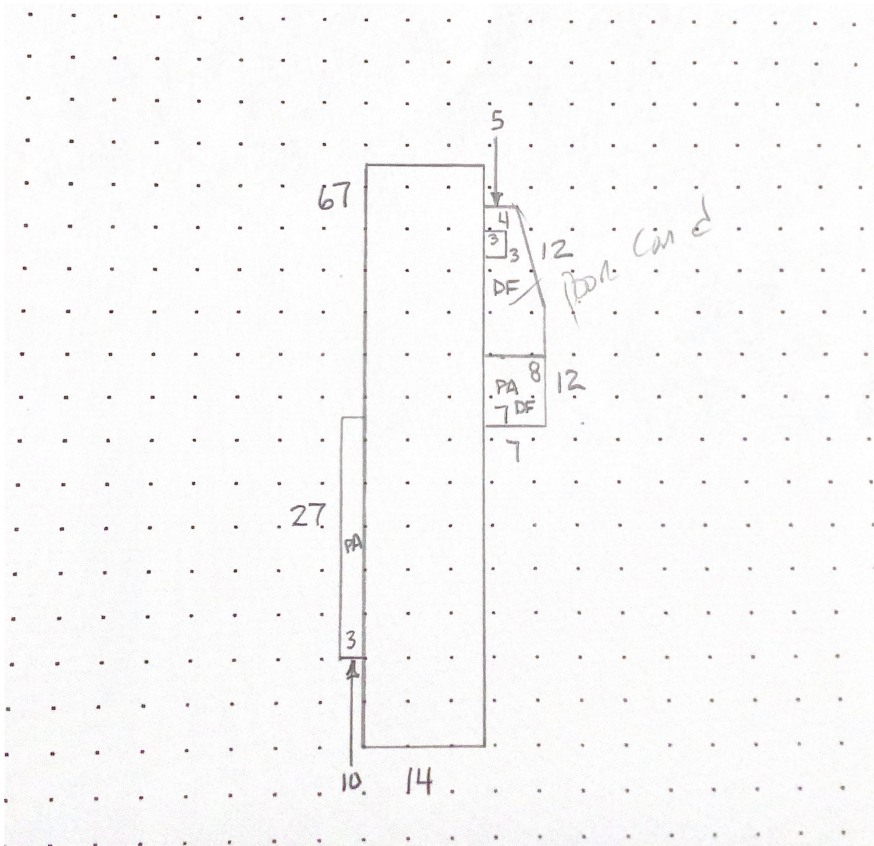
**Accessories**

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception: Y N
DECK	6	135	1980	594	0	Exception: Y N
ROOF EXTENSION OR PATIO COVER	6	137	1980	795	0	Exception: Y N

**Improvements - Accessory Buildings**

No improvement data available for all other stat class types.





M129511 083W23DC05300 Appr #: 02 Date 3/19/19 Prop Class 019 Prop Code T64  
 Situs Address 2020 NAVAHO CT SE Year For: 2019-2020  
 Owner JOHN,TERI & Fran Code 02  
 Tags Cycle Sales Verification Other: M/C  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: 738635

RMV Land: 0 RMV Imp: 23,180 RMV Total: 23,180 M50 Total: 20,550 NBHD Code: G  
 Seg.Type MA MFD STRUCT Seg. # 1.1 Method: M04 Class 6S Area 938 Eff Area 938  
 Length 67 Width 14 Roof Cover METAL Plumbing BATH2 Heat AC  
 Fireplace HRTH-P Inter. Comp: DW;H&F Bedrooms 2  
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E  
 Adj Codes MSLCMS Qty \_\_\_ % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 21,500  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

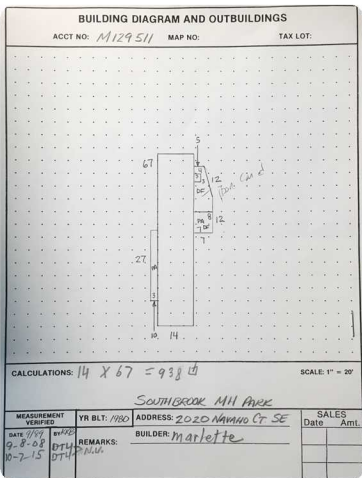
**Accessory Improvements**

Seg.Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 137 Eff Area 137  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 840  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

Seg.Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 135 Eff Area 135  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 550  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

**Out Buildings**

Seg.Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 162 Eff Area 162  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1980 Eff. Yr. Blt: 1980  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 290  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments \_\_\_

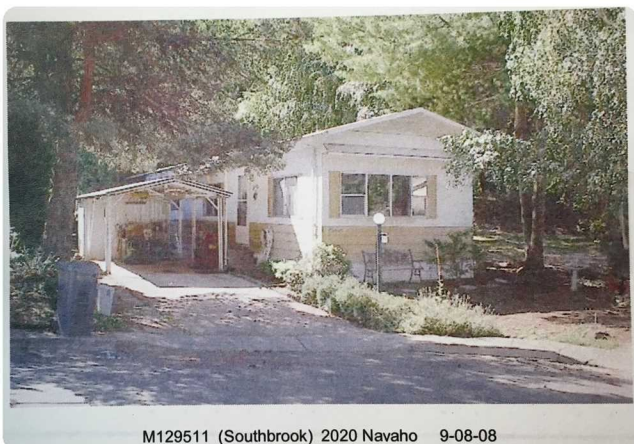


*Original windows & siding*

*MLS well kept Ductless Heat Pump & woodstove*

*Pictures*

*clean original cabinets*



M129511 (Southbrook) 2020 Navaho 9-08-08

M129511 083W23DC05300 Appr #: \_\_\_\_\_ Date \_\_\_\_\_ Prop Class 019 Prop Code T64  
 Situs Address 2020 NAVAHO CT SE Year For: 2019-2020  
 Owner JOHN,TERI & Fran Code 02  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  TTO  LCB  Insp.  Pictom.  MLS  
 Notes: \_\_\_\_\_

RMV Land: 0 RMV Imp: 23,180 RMV Total: 23,180 M50 Total: 20,550 NBHD Code: G

Segment										Land
Class										
Dim/Size										
Foundation										
Exter Wall										
Wall Height										
Inter Finish										
Roof Cover										
Roof Style										
Flooring										
Plumbing										
Electric										
Misc.										
Yr Blt										
Eff Yr										
Cond.										
% Good										
% Comp										
Lump Sum										
Except.Code										

M129511 083W23DC05300 Appr #: 074 Date 10-7-15 Prop Class 019 Prop Code T64 37  
 Situs Address 2020 NAVAHO CT SE Franchise Code 04 Year For: 2019-2020  
 Owner READ,ASHLEY E & 2016-17  
 Tags Cycle Sales Verification Other: \_\_\_\_\_  
 Notes: \_\_\_\_\_  
 RMV Imp: 7,410 RMV Total: 7,410 M50 Total: 7,410

Seg. Type MA Seg. # 1.1 Method M04 Class 6S Area 938 Eff Area 938 Length 67 Width 14  
 Make: MARLETTE Model: Intinish: PANEL Roof Cover METAL  
 Plumbing BATH2 Heat: AC Fireplace: HRTH- Inter. Comp: DW,H&F Bedrooms: 2  
 Year Built 1980 Eff. Year Built 1980 Cond. P F A G E  
 Adj Codes MSLCMS Qty 6 % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV 6,680  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments orig. exterior

**Accessory Improvements**

Seg. Type PA MFD STRUCT Seg. # 1.3 Method: R05 Class Area 137 Eff Area 137  
 Length Width Foundation Ex. Wall Roof Cover METAL  
 Roof Style Floor Plumbing  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 360  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments

Seg. Type DF MFD STRUCT Seg. # 1.4 Method: R05 Class Area 135 Eff Area 135  
 Length Width Foundation Ex. Wall Roof Cover  
 Roof Style Floor Plumbing  
 Year Built 1980 Eff. Year Built: 1980 Cond. P F A G E % Comp \_\_\_ Econ \_\_\_ RMV: 240  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments

**Out Buildings and Skirting**

Seg. Type MHSK MFD STRUCT Seg. # 1.2 Method: M04 Class Area 162 Eff Area 162  
 Length Width Foundation Ex. Wall METAL Roof Cover  
 Roof Style Floor Plumbing  
 Heat Int. Comp. Elect. Yr. Blt. 1980 Eff. Yr. Blt: 1980  
 Cond. P F A G E Adj. Codes % Comp \_\_\_ Func \_\_\_ Econ \_\_\_ RMV: 130  
 Lump Sum \_\_\_ Except Code/Year \_\_\_ Comments



**Land Segments**

Seg. No Description Schedule Acres Adjustment Codes Exception Code

Eff Acres Companion Accounts

Zone:

Date 4-23- Clerk mi **ROUTING SLIP**

**Work Needed:** (Please make necessary comments, sign and pass to the next appropriate person.)

Data entry reviewed by/comments \_\_\_\_\_

APEX: Please review and return appraisal jacket to clerical staff for Apex attachment to TSG.

Appraiser response \_\_\_\_\_ ts

Reviewed by lead appraiser/comments \_\_\_\_\_



# Sales Verification Form

Date Printed: 3/5/2019

PROP ID: M129511

Inst #: BCD

MTL: 083W23DC05300

FRANCHISE: 02

LAND RMV: \$0

PROP CLASS: 019

IMP RMV: \$23,180

STAT CLASS: T64

TOTAL RMV: \$23,180

ACRES:

SALE PRICE: \$14,900

SALE RATIO: 156

SALE TYPE: 00

SALE DATE: 10/10/2018

**ADDL PROPS:**

SITUS: 2020 NAVAHO CT SE  
SALEM, OR 97306

**SELLER NAME:** HARDMAN, MILANA MARIE READ  
430 SE 155TH PLACE  
PORTLAND, OR 97233

**BUYER NAME:** JOHN, TERI &  
MIRANDA, IVAN  
2020 NAVAHO CT SE  
SALEM, OR 97306

*Listed by  
Commonwealth  
for 33,000*

Person Contacted: \_\_\_\_\_

Buyer  Seller (Phone) \_\_\_\_\_

Other (Phone) \_\_\_\_\_

Attempt	Date	Time	Result
1st	3/19/19	1:08	LCB
2nd			

1. Was the property listed on the open market? Yes / No

Days on Market: 43 MLS #: 738635

2. Was other property besides real estate included in the sale (crops, livestock, timber, etc.)?

Description: \_\_\_\_\_ Value of other property, if known: \$ \_\_\_\_\_

3. Did the seller pay any of your closing costs or any other concessions? \$ \_\_\_\_\_

4. Was the sale between related parties (business or family)?

5. Was this a distressed sale (e.g., foreclosure, shortsale, an estate, by court order, etc.)?

6. Condition at time of sale  Poor  Fair  Avg.  Good  Excellent

Describe: \_\_\_\_\_

7. Have any improvements been made to the property since time of purchase?

If yes, describe improvements made: \_\_\_\_\_

Comments \_\_\_\_\_

Appraiser # 02 Date 3/22/19





3-18 & 3-19-19